

MEMORANDUM

SEPTEMBER 14, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
 STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR  
 NEIGHBORHOOD PLANNING AND ZONING  
 GAY FORBES, DEPUTY DIRECTOR FOR  
 NEIGHBORHOOD PLANNING AND ZONING  
 JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 37 zoning petitions have been prepared by  
 Authority staff for transmittal to the Board of Appeal.

| <u>Neighborhoods</u> | <u>Approval</u> | <u>Recommendations</u> |                                 | <u>Deferral</u> |
|----------------------|-----------------|------------------------|---------------------------------|-----------------|
|                      |                 | <u>Denial</u>          | <u>Denial w/o<br/>Prejudice</u> |                 |
| Allston-Brighton     | 3               | 1                      | 1                               |                 |
| Back Bay             | 1               |                        |                                 |                 |
| Beacon Hill          |                 |                        |                                 |                 |
| Charlestown          | 1               |                        |                                 |                 |
| Chinatown            |                 |                        |                                 |                 |
| City Proper          |                 |                        |                                 |                 |
| Dorchester           | 3               | 2                      |                                 |                 |
| East Boston          |                 | 1                      | 1                               |                 |
| Fenway               |                 |                        |                                 |                 |
| Government Center    |                 |                        |                                 |                 |
| Hyde Park            | 2               |                        |                                 |                 |
| Jamaica Plain        | 1               |                        | 2                               | 1               |
| Kenmore              |                 |                        |                                 |                 |
| Mattapan             |                 |                        | 1                               |                 |
| North End            |                 |                        |                                 |                 |
| Roslindale           | 1               | 1                      |                                 | 1               |
| Roxbury              | 4               |                        | 1                               |                 |
| South Boston         | 2               | 1                      | 1                               |                 |
| South Cove           |                 |                        |                                 |                 |
| South End            |                 |                        |                                 | 1               |
| West Roxbury         | 3               |                        |                                 |                 |

### Allston-Brighton

|                                |          |                                                  |
|--------------------------------|----------|--------------------------------------------------|
| Approval                       | Z-13019. | 119 Braintree Street, auto accessories.          |
| Denial<br>without<br>Prejudice | Z-13065. | 71 Harvard Avenue, six to seven apartments.      |
| Approval                       | Z-13069. | 46 Hobart Street, extend living space.           |
| Denial                         | Z-13088. | 27 South Street, three to four family dwelling.  |
| Approval                       | Z-13091. | 5 Washington Street, increase gasoline capacity. |

### Back Bay

|          |          |                                       |
|----------|----------|---------------------------------------|
| Approval | Z-13111. | 745 Boylston Street, business school. |
|----------|----------|---------------------------------------|

### Charlestown

|          |          |                                              |
|----------|----------|----------------------------------------------|
| Approval | Z-13015. | 2 Laurel Street, one to two family dwelling. |
|----------|----------|----------------------------------------------|

### Dorchester

|          |          |                                                |
|----------|----------|------------------------------------------------|
| Approval | Z-13063. | 1160 Dorchester Avenue, addition.              |
| Denial   | Z-13066. | 16 Richfield Street, truck parking.            |
| Denial   | Z-13072. | 1A Melville Avenue, increase parking capacity. |
| Approval | Z-13077. | 34 Sargent Street, enclose porch.              |
| Approval | Z-13156. | 4 Fuller Street, two family dwelling.          |

### East Boston

|                                |          |                                                |
|--------------------------------|----------|------------------------------------------------|
| Denial                         | Z-12950. | 61 Marion Street, legalize four apartments.    |
| Denial<br>without<br>Prejudice | Z-13009. | 418 Sumner Street, one to two family dwelling. |

### Hyde Park

|          |          |                                                           |
|----------|----------|-----------------------------------------------------------|
| Approval | Z-13076. | 1415 Hyde Park Avenue, offices, machine shops, apartment. |
| Approval | Z-13116. | 38-40 Hale Street, two family dwelling.                   |



### Jamaica Plain

Denial without Prejudice      Z-12849 & 13075.      67 Boylston and 15-21 Hubbard Streets, subdivide.

Denial without Prejudice      Z-12997.      3937 Washington Street, extend living space.

Approval      Z-13160.      1 Wise Street, nine lodgers.

Deferral      Z-13308.      281 Hyde Park Avenue, ambulance garage.

### Mattapan

Denial without Prejudice      Z-13023.      879-881 Blue Hill Avenue, stores, offices, take-out restaurant.

### Roslindale

Approval      Z-13108.      4139 Washington Street, increase gasoline capacity.

Deferral      Z-13143-13144.      4009 Washington Street, sale of used cars, car rental agency.

Denial      Z-13191-13193.      5-9 Pleasantview Street, three one-family dwellings.

### Roxbury

Approval      Z-13004.      3050-3058 Washington Street, sign manufacturing.

Approval      Z-13060.      2 Woodbine Street, one to two family dwelling.

Approval      Z-13070.      981A-981 Tremont Street, pizza shop.

Denial without Prejudice      Z-13115.      277-293A Northampton Street, ancillary parking; addition.

Approval      Z-13167.      17 Bradston Street, private club.

### South Boston

Approval      Z-13071.      151 Old Colony Avenue, five underground fuel tanks.

Denial      Z-13074.      582 East Fifth Street, three to four apartments.

Denial without Prejudice      Z-13114.      2-8 K Street Place, four apartments.

Approval      Z-13122-13125.      91-97 Bolton Street, one family dwelling.

South End

Deferral      Z-13022.      85 Chandler Street, enclose porches.

West Roxbury

Approval      Z-13081.      45 Moville Street, one family dwelling.

Approval      Z-13107.      705 VFW Parkway, increase gasoline capacity.

Approval      Z-13109.      510 VFW Parkway, gas station alterations.

3. Z-13009      8/13/83      William Evans  
418 Summer Street, East Boston

8. Z-13015      8/15/83      Daniel F. Loughlin  
1 Laurel Street, Charlestown

9. Z-13016      8/15/83      Braintree Realty Trust  
119 Braintree Street, Braintree

1. Z-13021      8/26/83      April & Stephen Tane  
85 Chandler Street, Boston

1. Z-13022      8/26/83      William Crossens  
579-581 Blue Hill Avenue, Boston

10. Z-13028      8/28/83      The Canton Corporation  
3 Woodbine Street, Roxbury

11. Z-13031      8/31/83      Alan C. & Marilyn Katz  
1170 Winchester Avenue, Dorchester

12. Z-13035      8/31/83      Carolyn L. Brunell  
21 Harvard Avenue, Allston

13. Z-13036      8/31/83      Robert L. Weiss, Jr.  
18 Algonquin Street, Dorchester

14. Z-13039      8/31/83      Joseph A. Flanagan  
82 Forest Street, Allston

15. Z-13070      8/27/84      Boston Realty Trust  
801A-812 Franklin Street, Boston



## BOARD OF APPEAL REFERRALS

SEPTEMBER 14, 1989

Hearing

- |     |                      |         |                                                                                   |
|-----|----------------------|---------|-----------------------------------------------------------------------------------|
| 1.  | Z-12849 &<br>Z-13075 | 10/3/89 | Hubbard Park Trust<br>67 Boylston Street &<br>15-21 Hubbard Street, Jamaica Plain |
| 2.  | Z-12950              | 9/26/89 | Marie Licciardi<br>61 Marion Street, East Boston                                  |
| 3.  | Z-12997              | 9/19/89 | James Jones<br>3937 Washington Street<br>Jamaica Plain                            |
| 4.  | Z-13004              | 9/19/89 | Asterios Polito<br>3050-3058 Washington Street<br>Jamaica Plain                   |
| 5.  | Z-13009              | 9/19/89 | William Evans<br>418 Sumner Street, East Boston                                   |
| 6.  | Z-13015              | 9/19/89 | Daniel F. Coughlin<br>2 Laurel Street, Charlestown                                |
| 7.  | Z-13019              | 9/19/89 | Braintree Realty Trust<br>119 Braintree Street, Allston                           |
| 8.  | Z-13022              | 9/26/89 | April & Stephen Tang<br>85 Chandler Street, Boston                                |
| 9.  | Z-13023              | 9/26/89 | William Cranmore<br>879-881 Blue Hill Avenue, Mattapan                            |
| 10. | Z-13060              | 9/26/89 | The Canton Corporation<br>2 Woodbine Street, Roxbury                              |
| 11. | Z-13063              | 9/26/89 | Alan S. & Harriet Saks<br>1160 Dorchester Avenue, Dorchester                      |
| 12. | Z-13065              | 9/26/89 | Stephen L. Bruneau<br>71 Harvard Avenue, Allston                                  |
| 13. | Z-13066              | 9/26/89 | Robert L. Mines, Jr.<br>16 Richfield Street, Dorchester                           |
| 14. | Z-13069              | 9/26/89 | Joseph A. Ciccone<br>46 Hobart Street, Brighton                                   |
| 15. | Z-13070              | 9/26/89 | Burton Realty Trust<br>981A-981 Tremont Street, Boston                            |

## BOARD OF APPEAL REFERRALS

SEPTEMBER 14, 1989

Hearing

|     |               |          |                                                                             |
|-----|---------------|----------|-----------------------------------------------------------------------------|
| 16. | Z-13071       | 9/26/89  | Merit Oil of Massachusetts, Inc.<br>151 Old Colony Avenue, South Boston     |
| 17. | Z-13072       | 9/26/89  | Frederick S. Lebow, Trustee<br>1A Melville Avenue, Dorchester               |
| 18. | Z-13074       | 10/3/89  | John Lynch<br>582 East Fifth Street, South Boston                           |
| 19. | Z-13076       | 10/3/89  | Edward H. Yukon<br>1415 Hyde Park Avenue, Hyde Park                         |
| 20. | Z-13077       | 10/3/89  | Carlos J. & Minerva Torres<br>34 Sargent Street, Dorchester                 |
| 21. | Z-13081       | 10/3/89  | Gary C. Martell<br>45 Moville Street, West Roxbury                          |
| 22. | Z-13088       | 10/10/89 | Edward Embriano & John Panica<br>27 South Street, Brighton                  |
| 23. | Z-13091       | 10/10/89 | Mary Johnston Predaris<br>5 Washington Street, Brighton                     |
| 24. | Z-13107       | 10/10/89 | Texaco Refining and Marketing, Inc.<br>705 V.F.W. Parkway, West Roxbury     |
| 25. | Z-13108       | 10/10/89 | Texaco Refining and Marketing, Inc.<br>4139 Washington Street, Roslindale   |
| 26. | Z-13109       | 10/10/89 | Shell Oil Company<br>510 V.F.W. Parkway, West Roxbury                       |
| 27. | Z-13111       | 9/19/89  | Pilgrim Management Corporation<br>745 Boylston Street, Boston               |
| 28. | Z-13114       | 10/10/89 | Stephen Joyce & Michael Hume<br>2-8 K Street Place, South Boston            |
| 29. | Z-13115       | 10/10/89 | Cambridge Development Corporation<br>277-293A Northampton Street<br>Roxbury |
| 30. | Z-13116       | 10/10/89 | William A. Bisceglia, Jr.<br>38-40 Hale Street, Hyde Park                   |
| 31. | Z-13122-13125 | 9/26/89  | Joseph J. Piccard<br>91-97 Bolton Street, South Boston                      |



## BOARD OF APPEAL REFERRALS

SEPTEMBER 14, 1989

Hearing

- |     |               |         |                                                                            |
|-----|---------------|---------|----------------------------------------------------------------------------|
| 32. | Z-13143-13144 | 9/26/89 | Ronald P. Ludvigsen<br>4009 Washington Street, Roslindale                  |
| 33. | Z-13156       | 10/3/89 | Rocco Buttiglieri<br>4 Fuller Street, Dorchester                           |
| 34. | Z-13160       | 9/26/89 | Friends of Boston's Long Island<br>Shelter<br>1 Wise Street, Jamaica Plain |
| 35. | Z-13167       | 9/26/89 | Brad Limited Partnership<br>17 Bradston Street, Roxbury                    |
| 36. | Z-13191-13193 | 9/26/89 | Thomas Gannon<br>5-7-9 Pleasantview Street<br>Roslindale                   |
| 37. | Z-13308       | 9/19/89 | Brewster Ambulance Service<br>281 Hyde Park Avenue<br>Jamaica Plain        |

Board of Appeal Referrals

9/14/89

Hearing: 10/3/89 Z-12849 & Z-13075  
Hubbard Park Trust  
67 Boylston & 15-21 Hubbard Streets  
Jamaica Plain

Site: 2½-story structure

District(s): Residential three-family (R-.8)

Purpose: Subdivide for two- and four-unit apartment structures;  
remove connecting feature.

Violation(s): Insufficient separation between buildings.

VOTED: In reference to petitions Z-12849 & Z-13075, Hubbard Park Trust, 67 Boylston Street & 15-21 Hubbard Street, Jamaica Plain, for two variances to subdivide for two- and four-unit apartment structures and remove connecting feature in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant has built a ten-foot high connecting structure between buildings. Height should be reviewed by Inspectional Services Department.





Z-12849 & 13075 67 BOYLSTON STREET  
& 15-21 HUBBARD STREET JAMAICA PLAIN



2

Hearing: 9/26/89 Z-12950  
Marie Licciardi  
61 Marion Street  
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four apartments

Violation(s): Dwelling converted for more apartments is forbidden use.

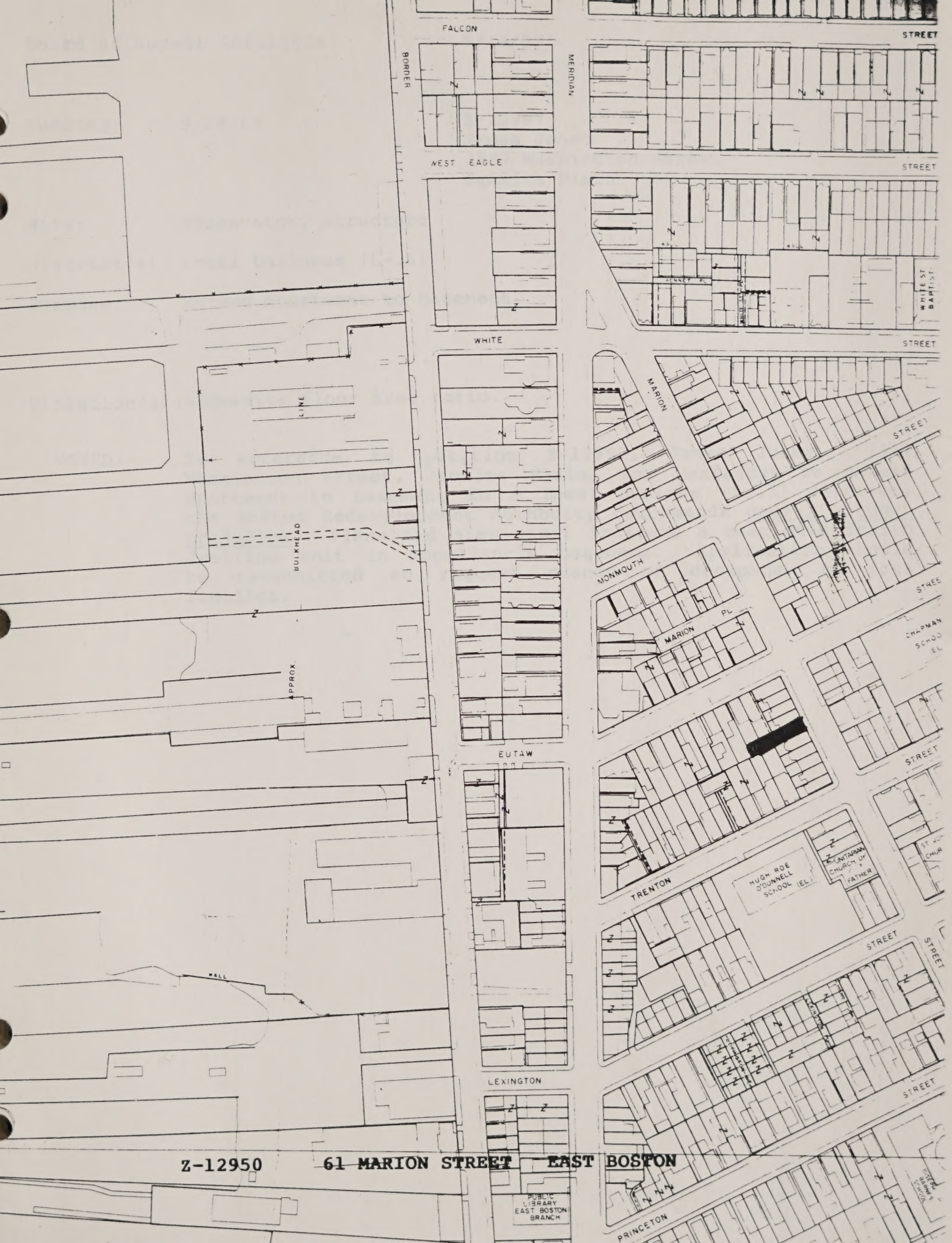
Insufficient lot area, and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12950, Marie Licciardi, 61 Marion Street, East Boston, for forbidden use and three variances to legalize occupancy for four apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial of proposed basement and approval of occupancy for three apartments. Existing condition. Proposed basement unit is approximately 40% above grade; only windows for unit are in the front which face into utility room, not any living space. Basement apartment is inconsistent with the goals and objectives of the I.P.O.D. in that it defies the goals to prohibit substandard residential units that inappropriately increase the density of the area; enforce zoning and density regulations to prevent overcrowding; preserve the character of the subdistrict (Eagle Hill) which is comprised predominantly of two- and three-family structures. The proposed basement apartment establishes a negative and dangerous precedent in an area that is trying to maintain the existing two- and three-family character while encouraging the future conversion of basement apartments.





Z-12950

61 MARION STREET EAST BOSTON

PUBLIC LIBRARY  
EAST BOSTON  
BRANCH

HUGH ROE  
O'DONNELL  
SCHOOL (EL)

CHURCH  
UP  
FATHER

ST. JOHN'S  
CHURCH



Hearing: 9/19/89

Z-12997  
James Jones  
3937 Washington Street  
Jamaica Plain

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Extend apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12997, James Jones, 3937 Washington Street, Jamaica Plain, for variances to extend apartment to basement in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Plans and site visit indicate a completed fourth dwelling unit in appellant's basement. Application should be resubmitted to request change of occupancy to four families.





Z-12997

3937 WASHINGTON STREET

JAMAICA PLAIN



9/14/89

4

Hearing: 9/19/89 Z-13004  
Asterios Polito  
3050-3058 Washington Street  
Jamaica Plain

Site: One-story structure

District(s): General business (B-1)

Purpose: Change of occupancy from wholesale distribution to sign manufacturing, offices and storage.

Violation(s): Change in nonconforming use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13004, Asterios Polito, 3050-3058 Washington Street, Jamaica Plain, for change in nonconforming use for change of occupancy from wholesale distribution to sign manufacturing, offices and storage in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that the building be painted; that the building be upgraded to code requirements; that appellant comply with environmental standards with respect to proper disposal of excess paint materials and others chemicals. Property is located along a Boulevard Planning District in the Washington Park South Subdistrict of the Roxbury Interim Planning Overlay District. The Sign Manufacturing Shop has been in operation for approximately three years. Proposed change of occupancy is consistent with the goals and objectives of the Planning District. The Washington Park South SubPZAC has reviewed the project and voted support.





2-13004

3050-3058 WASHINGTON STREET

ROXBURY



Hearing: 9/19/89

Z-13009  
William Evans  
418 Sumner Street  
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-13009, William Evans, 418 Sumner Street, East Boston, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial without prejudice. Site located in the Jeffries Point area of East Boston. Floor plans submitted indicate that appellant provides for only two bedrooms, kitchen and full bath. Proposed lay out is not considered to be adequate living space in that residents are not provided any "living space" other than two bedrooms. Proposed basement apartment is substantially above grade. Change of occupancy is consistent and considerably less dense than the surrounding residential land uses. Dimensional and use violations technical. Appellant should seek to revise floor plans to represent a more adequate living arrangement for future residents.





Z-13009

418 SUMNER STREET

EAST BOSTON



Hearing: 9/19/89

Z-13015  
Daniel F. Coughlin  
2 Laurel Street  
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-13015, Daniel F. Coughlin, 2 Laurel Street, Charlestown, for forbidden use and four variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Conversion is consistent with surrounding land use patterns.





Z-13015

2 LAUREL STREET CHARLESTOWN



Hearing: 9/19/89

Z-13019  
Braintree Realty Trust  
119 Braintree Street  
Allston

Site: Seven-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from light manufacturing to same and sales and installation of auto accessories.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-13019, Braintree Realty Trust, 119 Braintree Street, Allston, for change of occupancy from light manufacturing to same and sale and installation of auto accessories in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to access ramp, parking lot area, and repair of parking lot fence be submitted to the Authority for design review aproval; that permit be granted to appellants only; that permit be subject to review one year after issuance; that hours of operation be limited to 8:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 3:00 p.m. Saturdays (no Sunday operation); that no auto body, mechanical, welding, gas storage or spray painting be allowed on premises; that no outdoor work be performed. PZAC voted aproval with above provisos.





Z-13019

119 BRAINTREE STREET ALLSTON



Hearing: 9/26/89

Z-13022  
April & Stephen Tang  
85 Chandler Street  
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-13022, April & Stephen Tang, 85 Chandler Street, Boston, for variance to enclose rear porches of three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral. Inadequate plans do not indicate elevations nor building profile. Concerns are location of proposed enclosed porches and excessive floor area.





Z-13022

85 CHANDLER STREET

BOSTON



Hearing: 9/26/89 Z-13023  
William Cranmore  
879-881 Blue Hill Avenue  
Mattapan

Site: Two-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from garage to retail stores, offices,  
day care center, and take-out restaurant.

Violation(s): Retail stores and take-out restaurant are conditional  
uses.

Barrier free access.

Insufficient off-street parking.

VOTED: In reference to petition Z-13023, William Cranmore,  
879-881 Blue Hill Avenue, Mattapan, for two conditional  
uses and two variances for change of occupancy from  
garage to retail stores, offices, day care center,  
and take-out restaurant in an apartment (H-1) and  
local business (L-1) districts, the Boston  
Redevelopment Authority recommends denial without  
prejudice. Proposal lacks adequate transportation  
access plan, barrier free access and open space for  
day care center. Community support for development  
has not been documented.





Z-13023

879-881 BLUE HILL AVENUE

DORCHESTER



Hearing: 9/26/89 Z-13060  
The Canton Corporation  
2 Woodbine Street  
Roxbury

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from one- to two-family dwelling;  
erect roofdeck.

Violation(s): Insufficient lot area, open space, front, side, and  
rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-13060, The Canton Corporation, 2 Woodbine Street, Roxbury, for six variances for change of occupancy from one- to two-family dwelling and erect roofdeck in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval. Conversion is compatible unit existing two- and three-family neighborhood.





Z-13060

2 WOODBINE STREET

ROXBURY



9/14/89

Hearing: 9/26/89

Z-13063

Alan S. & Harriet Saks  
1160 Dorchester Avenue  
Dorchester

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to tire sales and service structure.

Violation(s): Insufficient rear yard.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13063, Alan S. & Harriet Saks, 1160 Dorchester Avenue, Dorchester, for variance to erect one-story addition to tire sales and service structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that there be no exterior storage of vehicles or materials; that non-driveway street frontage be landscaped with provision of not less than four foot wide buffer; that there be no billboards on site or building. PZAC recommends approval with above provisos.







17

Hearing: 9/26/89

Z-13065  
Stephen L. Bruneau  
71 Harvard Avenue  
Allston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from six to seven apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

**VOTED:** In reference to petition Z-13065, Stephen L. Bruneau, 71 Harvard Avenue, Allston, for forbidden use and three variances for change of occupancy from six to seven apartments in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Proposed change of occupancy would reflect existing condition. Attempts to contact appellant for Authority and PZAC review have been unsuccessful. Appellant should resubmit application and meet with PZAC as part of the IPOD process. PZAC recommended denial based on concern for parking, traffic and density in this busy local business corridor.





Z-13065

71 HARVARD AVENUE

ALLSTON



Board of Appeal Referrals

9/14/89

Hearing: 9/26/89

Z-13066  
Robert L. Mines, Jr.  
16 Richfield Street  
Dorchester

Site: 2 1/2-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Use premises for parking of five trucks.

Violation(s): Storing of trucks is forbidden use.

VOTED:

In reference to petition Z-13066, Robert L. Mines, Jr., 16 Richfield Street, Dorchester, for forbidden use of premises for parking of five trucks in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Oil truck storage is inappropriate and detrimental to this residential neighborhood which has expressed its opposition.





CEYLON  
STREET  
PLAYGROUND

CEYLON

HARTFORD

HAMILTON

COLUMBIA TERRACE

RICHFIELD

PILGRIM PLACE

ESTES AVENUE

STREET

ROCKMOUNT ST

PURITAN

TERRACE

RICHFIELD PARK

DAVIDSON AVE

BELLEVUE

BARRY

CLARKSON

NORTON

LANCASHIRE

Z-13066

16 RICHFIELD STREET DORCHESTER



Board of Appeal Referrals

9/14/89

Hearing: 9/26/89

Z-13069  
Joseph A. Ciccone  
46 Hobart Street  
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Extend first-floor apartment unit to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-13069, Joseph A. Ciccone, 46 Hobart Street, Brighton, for variance to extend first-floor unit to basement in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Basement space should be designed and used for additional recreational/family room area only. Proposal will provide extra living space for appellant's growing family needs.





2-13069

46 HOBART STREET

BRIGHTON



Board of Appeal Referrals

9/14/89

Hearing: 9/26/89

Z-13070  
Burton Realty Trust  
981A-981 Tremont Street  
Boston

Site: Four-story structure

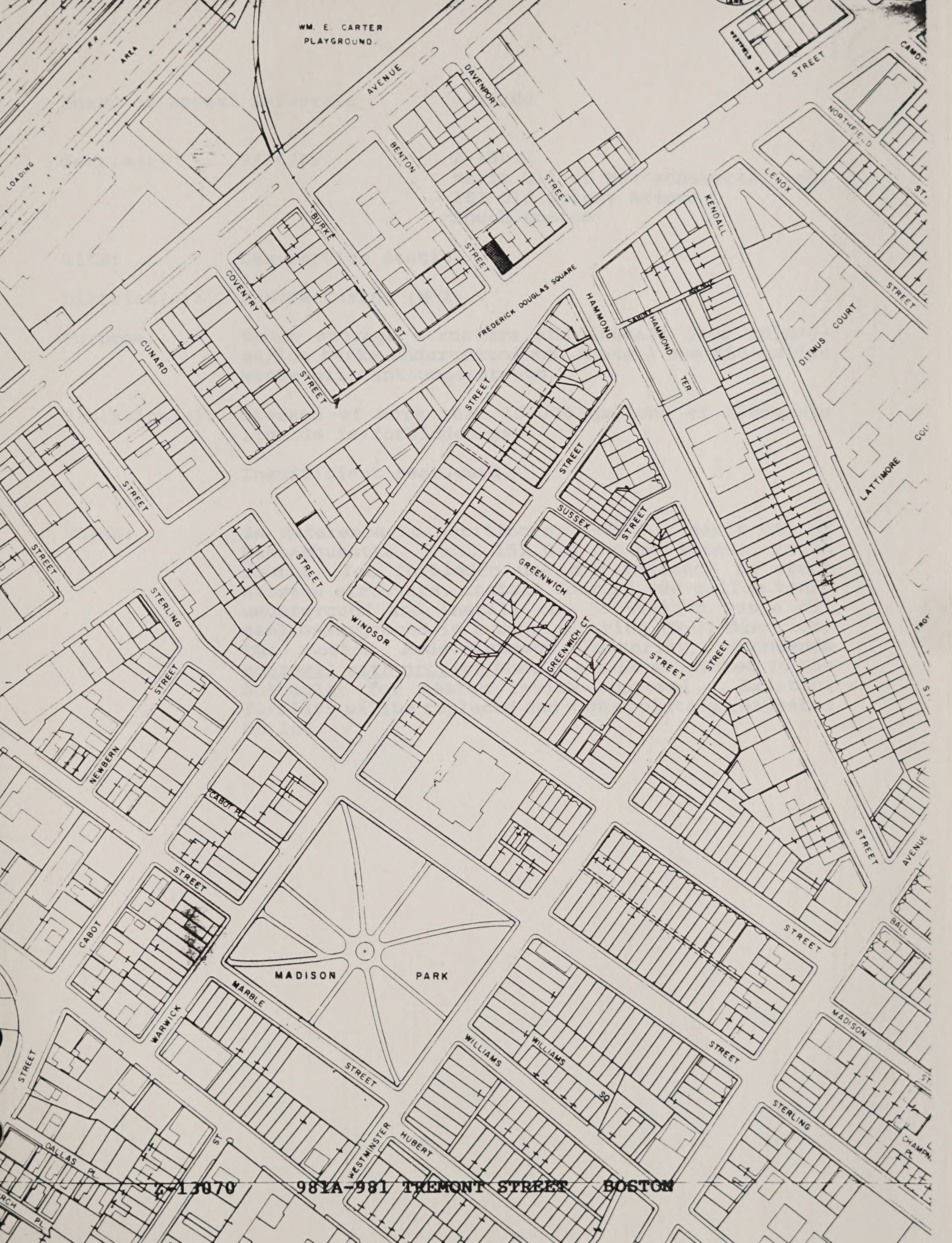
District(s): Manufacturing (M-1)

Purpose: Change occupancy from three apartments and store to three apartments and pizza shop.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition(s) Z-13070, Burton Realty Trust, 981A-981 Tremont Street, Boston, for change of occupancy from three apartments and store to three apartments and pizza shop in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Property is located in the Lower Roxbury Subdistrict. Proposed use is consistent with goals and objectives of the Tremont Street Boulevard Planning District. Roxbury PZAC has reviewed the project and voted its support.





WM. E. CARTER  
PLAYGROUND

AVENUE

DAVENPORT  
STREET

BENTON  
ST

STREET

STREET

FREDERICK DOUGLAS SQUARE

HAMMOND  
STREET

HAMMOND  
TER

KENDALL  
STREET

LENOX  
STREET

NORTHFIELD  
STREET

STREET

DITMUS COURT

LATTIMORE  
COURT

CUNARD  
STREET

COVENTRY  
STREET

STREET

STREET

WINDSOR  
STREET

STREET

SUSSEX  
STREET

GREENWICH  
STREET

GREENWICH CT

STREET

STREET

STERLING  
STREET

NEWBORN  
STREET

CABOT  
STREET

CABOT  
STREET

STREET

CABOT  
STREET

WARWICK  
STREET

MARBLE  
STREET

MADISON  
PARK

PARK

STREET

WILLIAMS  
STREET

WILLIAMS  
STREET

STREET

STREET

MADISON  
STREET

STERLING  
STREET

WESTMINSTER  
STREET

HUBERT  
STREET

STREET

DALLAS  
STREET

2-13870

981A-981 TREMONT STREET BOSTON



Board of Appeal Referrals

9/14/89

Hearing: 9/26/89

Z-13071

Merit Oil of Massachusetts, Inc.  
151 Old Colony Avenue  
South Boston

Site: Gas service station

District(s): Manufacturing (M-2)

Purpose: Erect storage structure and install four 10,000-gallon tanks underground and install one 550-gallon waste oil tank underground.

Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

Insufficient rear yard.

VOTED:

In reference to petition(s) Z-13071, Merit Oil of Massachusetts, Inc., 151 Old Colony Avenue, South Boston, for forbidden use and variance to erect storage structure, install four 10,000-gallon tanks underground and install one 550-gallon waste oil tank underground in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing facility will be replaced and appropriately relocated on lot.





Z-13071

151 OLD COLONY AVENUE

SOUTH BOSTON



Board of Appeal Referrals

9/14/89

Hearing: 9/26/89

Z-13072

Frederick S. Lebow, Trustee  
1A Melville Avenue  
Dorchester

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Increase parking capacity from 16 to 39 cars.

Violation(s): At variance with previous Board of Appeal decision.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Barrier free access.

VOTED:

In reference to petition(s) Z-13072, Frederick S. Lebow, Trustee, 1A Melville Avenue, Dorchester, for three variances to increase parking capacity from 16 to 39 cars in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Expansion of lot to its full capacity of 39 cars has generated a disturbing and detrimental affect on the residential neighborhood and a nuisance to abutters. Residents have expressed strong opposition.





Z-13072

LA MELVILLE AVENUE DORCHESTER



Board of Appeal Referrals

9/14/89

Hearing: 10/3/89

Z-13074  
John Lynch  
582 East Fifth Street  
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

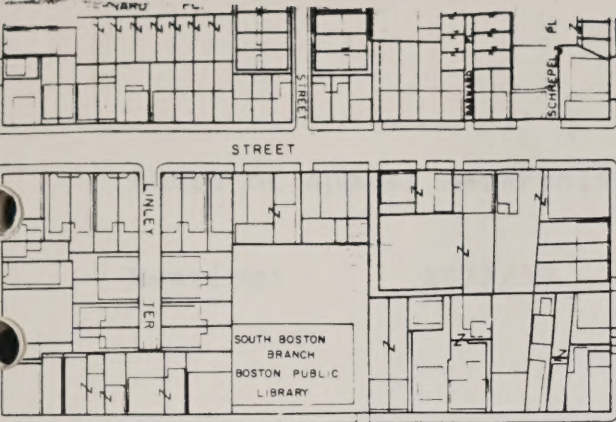
Insufficient lot area and open space.

Excessive floor area ratio.

VOTED:

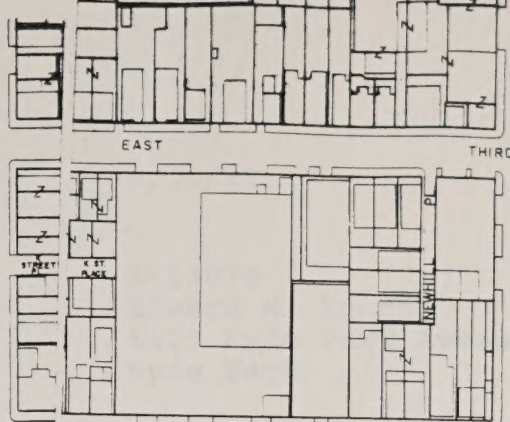
In reference to petition(s) Z-13074, John Lynch, 582 East Fifth Street, South Boston, for forbidden use and three variances for change of occupancy from three to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Petitioner seeks to change the occupancy from a three-family dwelling to a four-family dwelling by creating a new 364-square-foot unit in a corner of the basement. Plans do not indicate means of egress. The area is predominantly two family with a small mix of three-family dwellings. Introduction of a fourth unit in this structure would negatively impact the existing density of this congested neighborhood and intensify the demand for on-street parking in an area which already relies almost solely on on-street parking.





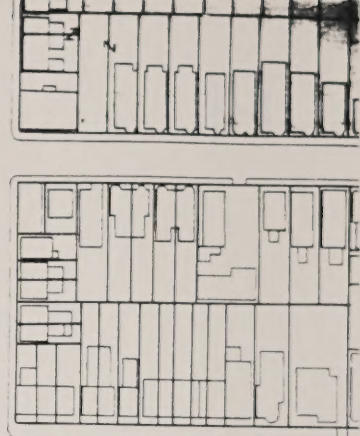
STREET

SOUTH BOSTON  
BRANCH  
BOSTON PUBLIC  
LIBRARY

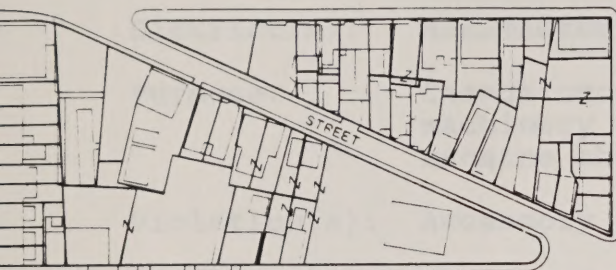


EAST

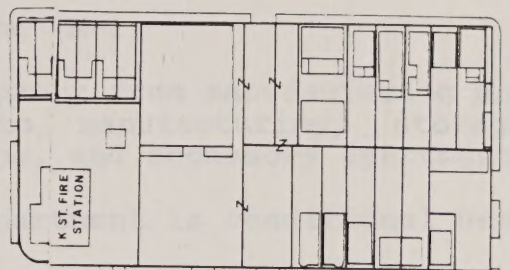
THIRD



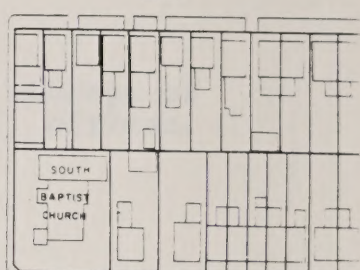
EAST



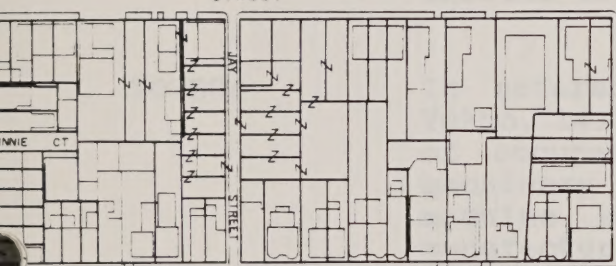
STREET



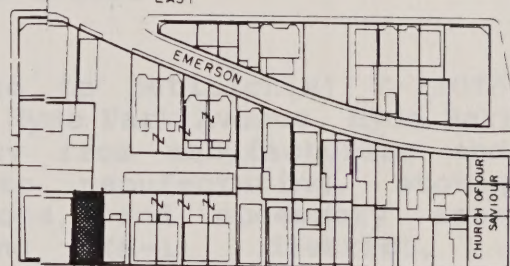
EAST



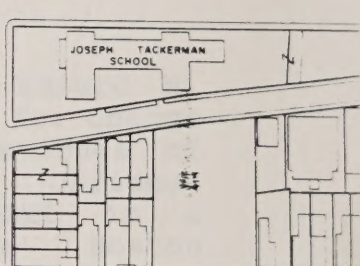
SOUTH  
BAPTIST  
CHURCH



STREET



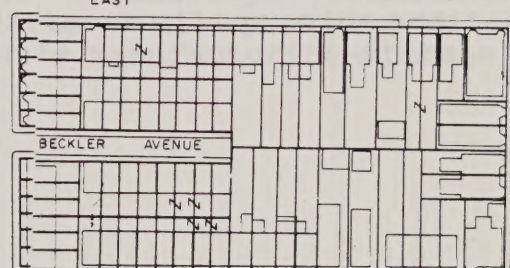
EAST



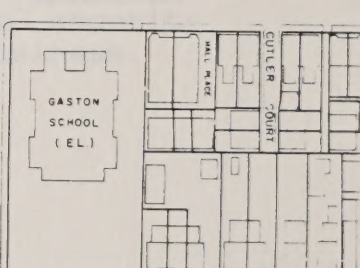
JOSEPH TACKERMAN  
SCHOOL



STREET



EAST

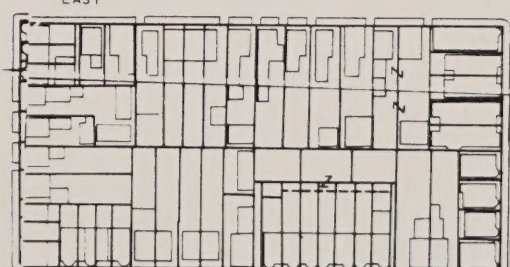


GASTON  
SCHOOL  
(EL)

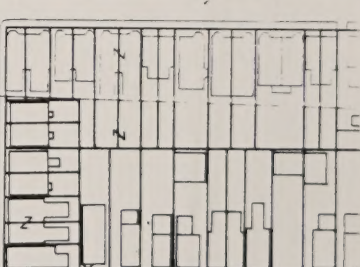
CUTLER COURT



STREET

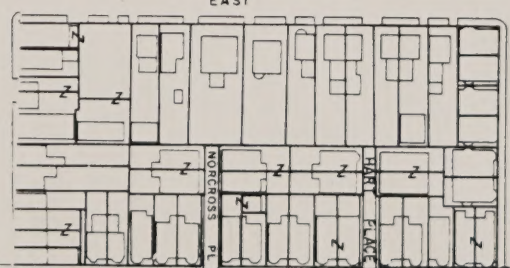


EAST



Z-13074

582 EAST



FIFTH STREET

SOUTH BOSTON

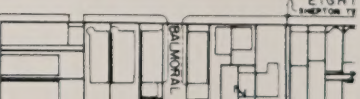


VIKING ST



HATCH

BALMORAL



EIGHT  
SHEPHERD ST



Board of Appeal Referrals 9/14/89

Hearing: 10/3/89 Z-13076  
Edward H. Yukon  
1415 Hyde Park Avenue  
Hyde Park

Site: Four-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from manufacturing and storage of machinery to manufacturing, storage, offices, machine shops, and accessory apartment.

Violation(s): Accessory apartment is conditional use.

Barrier free access.

VOTED: In reference to petition(s) Z-13076, Edward H. Yukon, 1415 Hyde Park Avenue, Hyde Park, for change of occupancy from manufacturing and storage of machinery to manufacturing, storage, offices, machine shops, and accessory apartment in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Accessory apartment will provide additional security for appellant's manufacturing-storage business.





Z-13076

1415 HYDE PARK AVENUE HYDE PARK



Board of Appeal Referrals

9/14/89

Hearing: 10/3/89 Z-13077  
Carlos J. & Minerva Torres  
34 Sargent Street  
Dorchester

Site: 2 1/2-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose porch of one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition(s) Z-13077, Carlos J. & Minerva Torres, 34 Sargent Street, Dorchester, for two variances to enclose porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Porch has already been enclosed. Abutter has expressed concern about appearance. Design review process should mitigate concern.





2-13077

34 SARGENT STREET

DORCHESTER



Hearing: 10/3/89 Z-13081  
Gary C. Martell  
45 Moville Street  
West Roxbury

Site: 5,140 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-13081, Gary C. Martell, 45 Moville Street, West Roxbury, for three variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that plans with particular respect to siting and off-street parking be submitted to the Authority for design review approval. Traffic congestion on this dead end street is a concern of neighbors.





Z-13081

45 MOVILLE STREET

WEST ROXBURY



Hearing: 10/10/89 Z-13088  
Edward Embriano & John Panica  
27 South Street  
Brighton

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13088, Edward Embriano & John Panica, 27 South Street, Brighton, for forbidden use and variance for change of occupancy from three- to four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed unit would be substandard with no windows in the front facing South Street and limited availability of light and air from side and rear windows. Essentially, this is a basement unit, and no hardship has been presented to justify granting of the appeal. PZAC recommends denial based on concerns for parking and density.





Z-13088

27 SOUTH STREET

BRIGHTON



## Board of Appeal Referrals

9/14/89

Hearing: 10/10/89

Z-13091  
Mary Johnston Predaris  
5 Washington Street  
Brighton

Site: Gas station

District(s): Local business (L-1)

Purpose: Increase gasoline storage from 14,000 to 24,000 gallons.

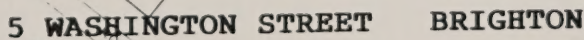
Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

Interim Planning Overlay District.

## VOTED:

In reference to petition(s) Z-13091, Mary Johnston, Predaris, 5 Washington Street, Brighton, for forbidden use to increase gasoline storage from 14,000 to 24,000 gallons in a local business (L-1) district, the Boston Redevelopment Authority recommends approval only of increase in gasoline storage capacity with proviso that plans be submitted to the Authority for design review approval. Appellant's plans indicate a proposed retail use which is not mentioned in permit application or appeal. Design review for landscaping, curbcuts, and other streetscape improvements. PZAC recommended approval of gas storage only.







Board of Appeal Referrals

9/14/89

Hearing: 10/10/89

Z-13107  
Texaco Refining and  
Marketing, Inc.  
705 V.F.W. Parkway  
West Roxbury

Site: Gas station

District(s): Single-family (S-.5)

Purpose: Increase capacity of underground fuel storage from  
11,000 to 25,550 gallons.

Violation(s): Storage of more than 15,000 gallons of flammable  
liquids is forbidden use.

Extension of nonconforming use.

VOTED: In reference to petition(s) Z-13107, Texaco Refining  
and Marketing, Inc., 705 V.F.W. Parkway, West  
Roxbury, for forbidden use and extension of  
nonconforming use to increase capacity of  
underground fuel storage from 11,000 to 25,550  
gallons in a single-family (S-.5) district, the  
Boston Redevelopment Authority recommends approval  
with proviso that facility comply with Board of  
Appeal guidelines for gas service stations.  
Proposal will provide more safe and environmentally  
sound storage tanks and fewer bulk deliveries.





Z-13107

V.F.W. PARKWAY

WEST ROXBURY



Board of Appeal Referrals

9/14/89

Hearing: 10/10/89

Z-13108  
Texaco Refining and  
Marketing, Inc.  
4139 Washington Street  
Roslindale

Site: Gas station

District(s): Local business (L-.5)

Purpose: Increase capacity of underground fuel storage from  
27,790 to 41,550 gallons.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition(s) Z-13108, Texaco Refining  
and Marketing, Inc., 4139 Washington Street,  
Roslindale, for extension of nonconforming use to  
increase capacity of underground fuel storage from  
27,790 to 41,550 gallons in a local business (L-.5)  
district, the Boston Redevelopment Authority  
recommends approval. Proposal will provide updated  
environmentally safe storage tanks and reduce bulk  
deliveries.





JAMES F. HEALY  
PLAYGROUND

Z-13108

4139 WASHINGTON STREET ROSLINDALE



Board of Appeal Referrals

9/14\89

Hearing: 10/10/89

Z-13109  
Shell Oil Company  
510 V.F.W. Parkway  
West Roxbury

Site: Gas station

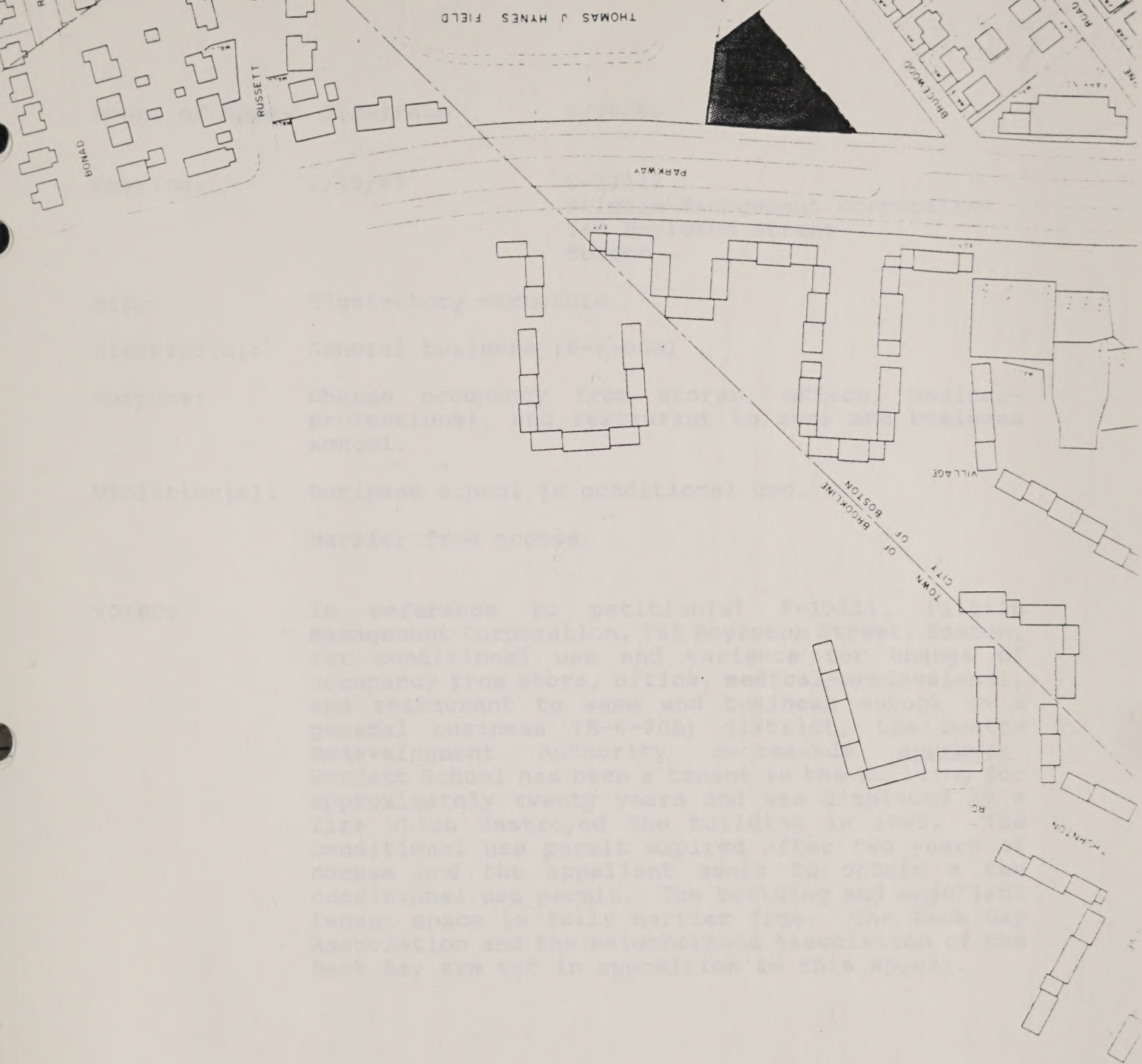
District(s): Single-family (S-.5)

Purpose: Remove and replace islands, pumps, and lights.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition(s) Z-13109, Shell Oil Company, 510 V.F.W. Parkway, West Roxbury, for extension of nonconforming use and two variances to remove and replace gas station islands, pumps, and lights in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no increase in paved area to accommodate the expansion of the concrete pad and/or widening of pump islands, particularly that nearest V.F.W. Parkway; that landscaping be maintained; that no canopies be installed; that new lights be compatible with the Greenbelt Protection Overlay District and facility comply with Board of Appeal guidelines for gas service stations.







Board of Appeal Referrals

9/14/89

Hearing: 9/19/89

Z-13111  
Pilgrim Management Corporation  
745 Boylston Street  
Boston

Site: Eight-story structure

District(s): General business (B-6-90A)

Purpose: Change occupancy from stores, office, medical-professional, and restaurant to same and business school.

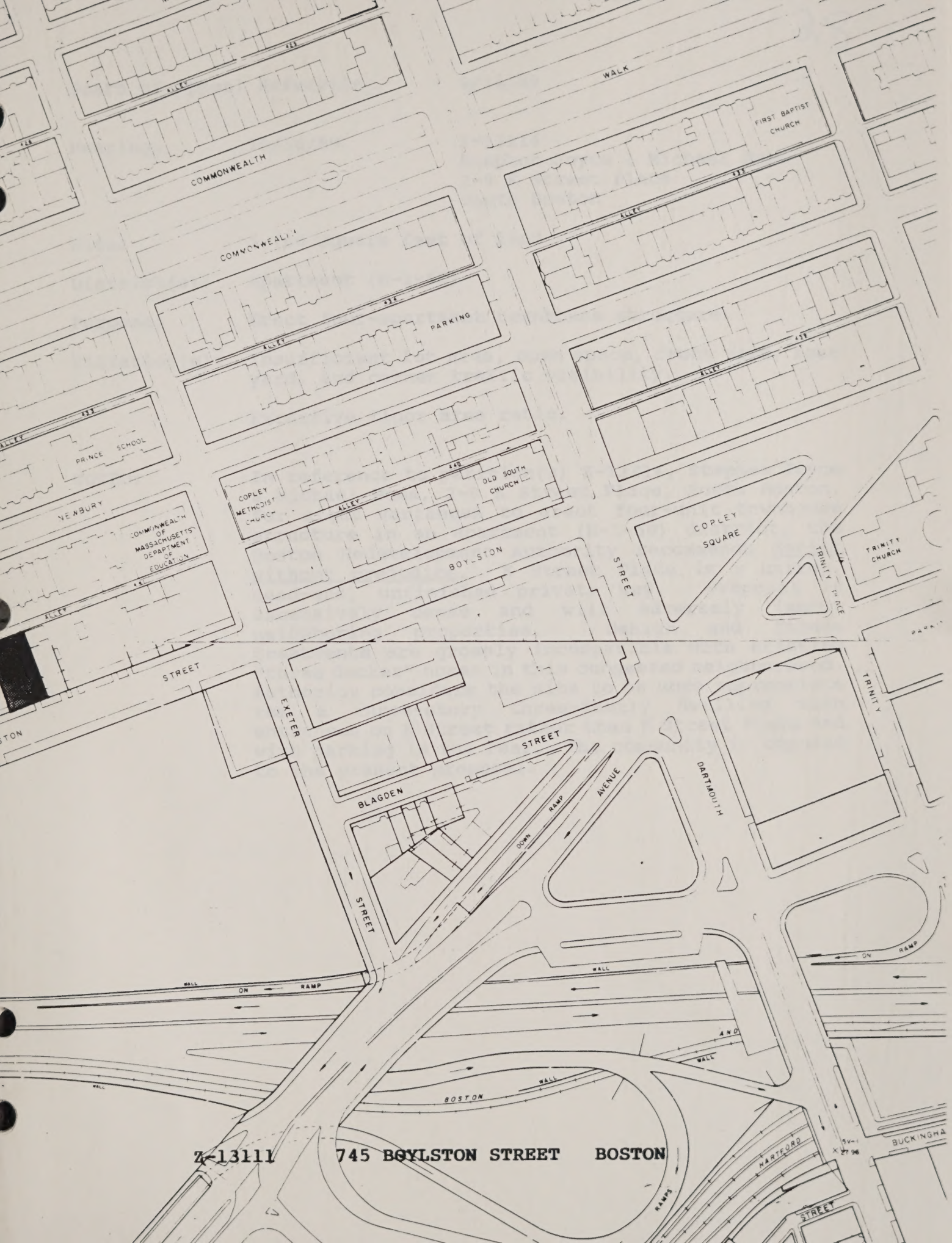
Violation(s): Business school is conditional use.

Barrier free access.

VOTED:

In reference to petition(s) Z-13111, Pilgrim Management Corporation, 745 Boylston Street, Boston, for conditional use and variance for change of occupancy from store, office, medical-professional, and restaurant to same and business school in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval. Burdett School has been a tenant in the building for approximately twenty years and was displaced by a fire which destroyed the building in 1985. The conditional use permit expired after two years of nonuse and the appellant seeks to obtain a new conditional use permit. The building and appellant tenant space is fully barrier free. The Back Bay Association and the Neighborhood Association of the Back Bay are not in opposition to this appeal.





Z-13111

745 BOYLSTON STREET

BOSTON



Board of Appeal Referrals

9/14/89

Hearing: 10/10/89

Z-13114

Stephen Joyce & Michael Hume  
2-8 K Street Place  
South Boston

Site: 3,760 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four-apartment townhouse structure.

Violation(s): Insufficient lot area, open space, front yard, rear yard, and corner traffic visibility.

Excessive floor area ratio.

VOTED:

In reference to petition(s) Z-13114, Stephen Joyce & Michael Hume, 2-8 K Street Place, South Boston, for eight variances to erect four-unit townhouse structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. K Street Place is a narrow, dead-end, unfinished private way. Proposal is excessively dense and will adversely impact neighboring properties. Design and facade treatments are grossly incompatible with existing "three decker" homes in this congested neighborhood. Authority considers the site to be more appropriate for a three-story three-family dwelling with entrances on K Street rather than K Street Place and with parking in the rear. The community is opposed to the present proposal.



**SOUTH BOSTON**



Board of Appeal Referrals

9/14/89

Hearing:

10/10/89

Z-13115

Cambridge Development Corporation  
277-293A Northampton Street  
Roxbury

Site:

Two-story structure

District(s):

General business (B-2)

Purpose:

Change occupancy from garage, sale and repair of used cars, sale of auto parts, and store to ancillary parking for 90 cars; erect two-story addition.

Violation(s):

Ancillary parking is conditional use.

Restricted parking district.

Interim Planning Overlay District.

VOTED:

In reference to petition(s) Z-13115, Cambridge Development Corporation, 277-293A Northampton Street, Roxbury, for two conditional uses for change of occupancy from garage, sale and repair of cars, sale of auto parts, and store to ancillary parking for 90 cars and erect two-story addition in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Property is located in the Lower Roxbury Subdistrict of the Roxbury Interim Planning Overlay District. Issues to be resolved by appellant are: excessive number of tandem spaces, narrow parking stalls, narrow width of aisles, access to parking stalls in basement, first floor, and roof levels.





Z-13115

277-293A NORTHAMPTON STREET

ROXBURY



Board of Appeal Referrals

9/14/89

Hearing: 10/10/89 Z-13116  
William A. Bisceglia, Jr.  
38-40 Hale Street  
Hyde Park

Site: 9,820 Square feet of land

District(s): Single-family (S-.3)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.  
Insufficient lot area and frontage.

VOTED: In reference to petition(s) Z-13116, William A. Bisceglia, Jr., 38-40 Hale Street, Hyde Park, for forbidden use and two variances to erect a two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Proposal will include a two-car garage. No neighborhood opposition.





GEORGE

WRIGHT

GOLF

COURSE

BEAVER

STREET

TOWNSEND

ST

ST.

CHESTNUT

ST. JOSEPH &  
KENNEDY JR

MEMORIAL SCHOOL

BRAEBURN

CHILD

STREET

AVENUE

LEAHOD

STREET

STREET

LINWOOD

VALENCIA

ROAD

AVILA

Z-13116

38-40 HALE STREET HYDE PARK



Board of Appeal Referrals

9/14/89

Hearing: 9/26/89

Z-13122-13125  
Joseph J. Piccard  
91-97 Bolton Street  
South Boston

Site: Approximately 3,948 square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four one-family dwellings.

Violation(s): Insufficient lot area, open space, front yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition(s) Z-13122-13125, Joseph J. Piccard, 91-97 Bolton Street, South Boston, for twenty variances to erect four one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The site, a 4,000-square-foot vacant lot, is located in an area which is experiencing a significant increase in new residential construction. Design is particularly suited to the neighborhood with a brick facade on its front elevation. Bolton Street is narrow and one-way with little or no legal on-street parking. Proposed parking scheme, if used properly, is not expected to impact the existing traffic flow. The petitioner has met with Authority. The community has reviewed plans and supports development.





Z-13122-25

91-97 BOLTON STREET

SOUTH BOSTON



9/14/89

32

Hearing: 9/26/89 Z-13143-13144  
Ronald P. Ludvigsen  
4009 Washington Street  
Roslindale

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from gas station and installation of auto glass to office for sale of used cars, office for leasing-rental of cars, accessory retail shop garage; use premises for sale of twenty-four used cars.

Violation(s): Car rental agency, accessory repair shop and outdoor sale of used cars are forbidden uses. At variance with previous decision of Board of Appeal.

VOTED: In reference to petition Z-13143-13144, Ronald P. Ludvigsen, 4009 Washington Street, Roslindale, for three forbidden uses and two variances for change of occupancy from gas station and installation of tires to office for sale of used cars, office for leasing-rental of cars, and accessory repair shop garage, and use premises for sale of twenty-four used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral until community has opportunity to provide input. Authority is concerned about continued expansion of auto related uses in the area which tend to intensify traffic and parking problems.





Z-13143-44

4009 WASHINGTON STREET

ROSLINDALE



Hearing: 10/3/89 Z-13156  
Rocco Buttiglieri  
4 Fuller Street  
Dorchester

Site: 3,040 Square feet of vacant land

District(s): Residential, three-family (R-.8) and Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space, front, side and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13156, Rocco Buttiglieri, 4 Fuller Street, Dorchester, for eight variances to erect a two-family dwelling in a residential (R-.8) and local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval. Design is compatible with existing neighborhood structures. PZAC recommends approval.





Z-13156 4 FULLER STREET DORCHESTER



Hearing: 9/26/89 Z-13160  
Friends of Boston's Long Island Shel  
1 Wise Street  
Jamaica Plain

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from three-family dwelling to one  
apartment and nine lodgers.

Violation(s): Lodging house is forbidden use.  
Interim Planning Overlay District.

VOTED: In reference to petition Z-13160, Friends of Boston's  
Long Island Shelter, 1 Wise Street, Jamaica Plain,  
for fobidden use for change occupancy from three-family  
dwelling to one apartment and nine lodgers in a  
manufacturing (M-1) Interim Planning Overlay District,  
the Boston Redevelopment Authority recommends approval  
with provisos: that plans be submitted to the Authority  
for design review approval. Approval of this appeal  
will enable appellant, a non-profit provider of shelter  
for the homeless, to develop this property as temporary  
housing for working adult homeless individuals.  
Appellant will also substantially rehabilitate and  
improve this currently abandoned and unsightly  
three-story clapboard sided building. Although zoned  
as M-1, this area is actually a residential street  
of one-, two-, and three-family homes near the Centre  
Street local commercial district and Bromley Heath.  
JP Zoning Committee recommended approval.





HEATH ST. DEVELOPMENT  
MASS. 2-7

PARKING  
ORAN-  
AREA

STACK

PARKING

TANK

AREA

STACK

BICKFORD

PARKING  
AREA

PARKING  
AREA

PARKING  
AREA

PARKING  
AREA

PARKING  
AREA

PARKING  
AREA

PARKING  
AREA

PARKING  
AREA

PARKING

PLAYGROUND

STREET

EXTENSION

STREET

ECHO STREET

RITCHIE

STREET

COLUMBUS

COLUMBUS

NTRE

JOHN'S  
AVE

AVENUE

ESTRELLA  
STREET

WISSE  
AVENUE

STREET

PRESING

STREET

ROY'S  
ST

WISSE

STRONG

ST

HOFFMAN  
ST

HARTFORD

AMORY

AVENUE

AMORY

TER

STREET

DIMOCK

Z-13160

1 WISE STREET

JAMAICA PLAIN



Hearing: 9/26/89 Z-13167  
Brad Ltd. Partnership  
17 Bradston Street  
Roxbury

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from warehouse to private club.

Violation(s): Private club is conditional use.

VOTED: In reference to petition Z-13167, Brad Ltd. Partnership, 17 Bradston Street, Roxbury, for conditional use for change of occupancy from warehouse to private club in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with proviso: that club be restricted to operating hours 6 p.m. to 2 a.m. Proposal will provide a place of assembly for members of community. Club was granted an all alcoholic beverage license by the Licensing Board for the City of Boston on April 28 this year.





Z-13167

17 BRADSTON STREET

ROXBURY



Hearing: 9/26/89 Z-13191-13193  
Thomas Gannon  
5-7-9 Pleasantview Street  
Roslindale

Site: 8,942 square feet of land

District(s): Single-family (S-.5)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, front, side yards, and off-street parking.

VOTED: In reference to petitions Z-13191-31393, Thomas Gannon, 5-7-9 Pleasantview Street, Roslindale, for eighteen variances to erect three one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Each of the proposed sites has less than 50% of the area required to build a one-family dwelling. There is no provision for off-street parking. Sites are situated on ledge and neighbors are fearful of blasting and additional drain on water pressure and sewerage overflow. There is very strong neighborhood opposition to this petition.



CALVARY

CEMETERY

JAMES STREET

STREET

WALL

HARVARD WALL

Z-13191-93

5-7-9 PLEASANTVIEW STREET

ROSLINDALE



Hearing: 9/26/89

Z-13308  
Brewster Ambulance Service  
281 Hyde Park Avenue  
Jamaica Plain

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from flour mixing plant to ambulance garage.

Violation(s): Insufficient front and rear yards.  
Interim Planning Overlay District.

VOTED: In reference to petition Z-13308, Brewster Ambulance Service, 281 Hyde Park Avenue, Jamaica Plain, for two variances for change of occupancy from flour mixing plant to ambulance garage in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until completion of community review process. Appellant has been cooperative and constructive in meeting with neighborhood residents and the Jamaica Plain Zoning Committee to address concerns about traffic, noise, building design and landscaping issues. A further neighborhood meeting is being scheduled to continue these discussions.





Z-13308

281 HYDE PARK AVENUE JAMAICA PLAIN



